

MINUTES  
Housing Authority of the Town of Darien  
April 2, 2009

A Special Meeting of the Commissioners of the Housing Authority of the Town of Darien was called to order at 7:30 p.m. on Thursday, April 2, 2009 at 719 Post Road, Darien, CT.

Present were: Commissioners Jennifer Schwartz, Cynthia Ashburne, Joe Warren, (Absent, Jan Raymond, Kass Bruno); Executive Director Kathryn Molgano. Also present to participate in the discussions were Co-Developer Arthur Anderson, AONBC members Tom Bell and Mark Thorne; Ed Schmidt of Curtis, Brinckhoff & Barrett; and Susan Harkett-Turley of the Housing Education Resource Center.

The Commissioners, on a motion by Joe Warren, unanimously approved a Letter of Assurance to Co-Developer, Arthur Anderson (on file in the DHA office). The Letter of Assurance outlines the terms under which the agreement to redevelop Allen O'Neill between Arthur Anderson and the Darien Housing Authority would terminate, and the reimbursement of expenses incurred by Arthur Anderson to be paid by the Darien Housing Authority with respect to the redevelopment. (redevelopment expenses incurred to date are attached). On February 26, 2008, the Darien Housing Authority and Arthur Anderson had executed a Term Sheet that serves as the memorandum of understanding of the terms of the developer's agreement. The Darien Housing Authority and Arthur Anderson expect to negotiate the Developer's Agreement upon the completion of the funding application process and when other relevant parties to such Agreement are present, such as the tax credit investor, the Connecticut Housing Finance Authority ("CHFA"), and other funding sources.

The Lease Agreement between Darien Housing Authority and the Allen-O'Neill Managing Member, LLC was unanimously approved, on a motion by Joe Warren. The Lease Agreement outlines the manner in which the Darien Housing Authority will own the land and lease it to the Allen O'Neill Managing Member LLC, which will build and operate the project known as the Allen O'Neill redevelopment. The Lease Agreement is on file in the DHA office.

On a motion by Joe Warren, the Commissioners voted to authorize Chairman Jenny Schwartz and Executive Director Kathryn Molgano to sign any and all pertinent documents to facilitate the completion of the applications to the funding sources, including but not limited to CHFA and the Department of Economic and Community Development ("DECD").

Susan Harkett-Turley of the Housing Education Resource Center ("HERC") was invited to discuss the role of HERC in the relocation process of the existing tenants of Allen-O'Neill. HERC will be managing the relocation of the existing tenants, either on site or off site, depending upon the final relocation plan. HERC assisted the Authority and Arthur Anderson in crafting a general relocation plan that was required as part of the application to the funding sources. A copy of the general relocation plan submitted to DECD is on file in the DHA office.

Jennifer Schwartz read a letter dated March 31, 2009 and mailed to all Allen-O'Neill residents in which the DHA Commission reinforced their commitment that all current residents who meet the definition of "affordable" and have no felony convictions at the time of certification will be given a new, appropriately sized unit in the new redevelopment. "Affordable" refers to any household whose income is equal or lesser than 80% of Area Median Income as defined by HUD at the time of certification. (Copy attached)

Chairman Jenny Schwartz asked for a motion to adjourn the Special Meeting at 8:30 p.m. and move into Executive Session, and announced that no action would be taken upon the conclusion of Executive Session. A motion was made by Commissioner Joe Warren to adjourn the Special Meeting and move into Executive Session to discuss contract negotiations with Arthur Anderson. Tom Bell and Marc Thorne from the AON Building Committee, Ed Schmidt from Curtiss, Brinckerhoff and Barrett, and Susan Harkett-Turley of HERC were invited into Executive Session.

The meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Kathryn Y. Molgano  
Executive Director



**THE HOUSING AUTHORITY OF THE TOWN OF DARIEN**  
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*Commissioners:*

Jennifer Schwartz, Chairman  
Cynthia Ashburne, Vice Chairman  
Joseph Warren, Treasurer  
Jan Raymond, Asst. Treasurer  
Kass Bruno, Resident Commissioner

*Executive Director:*

Kathryn Y. Molgano  
darienhousingkm@yahoo.com

March 31, 2009

To: All Allen-O'Neill Residents

Re: Current AON Residents' Place in the New Redevelopment

Dear Resident,

The Darien Housing Authority received its approval from Planning & Zoning on March 10, 2009 for the redevelopment of Allen O'Neill. We are now proceeding with our application to our funding sources, and expect to obtain funding no earlier than August 2009. Therefore, it is our expectation at this time to break ground NOT prior to spring 2010. If that changes, we will be sure to let you know. The Commissioners understand that the issue of relocation and housing in the new redevelopment has been of utmost concern to our residents, and we are working diligently to keep all residents apprised of progress and updates as they become available.

In a letter dated December 18, 2006, the Commission stated the following:

"The Commissioners have made a commitment that all current Allen-O'Neill residents who continue to be eligible for public housing will be guaranteed a unit of appropriate size in the new development. Residents whose income falls within the CHFA prescribed income limits for moderate family housing, and those who are not in violation of their Lease Agreement, **regardless of age** will remain eligible for housing and can opt to reside in the new development."

This Commission will continue to uphold this commitment.

To restate, in an effort to correct many misstatements and misinformation being disseminated, the Commissioners would like to assure all current residents of Allen-O'Neill who meet the definition of "affordable" and have no felony convictions at the time of certification will be given a new, appropriately sized unit in the new redevelopment. "Affordable" refers to any household whose income is equal to or lesser than 80% of Area Median Income as defined by HUD at the time of certification.

A relocation plan is being drafted with assistance from the Housing Education Resource Center ("HERC") as part of our submission of our application to funding sources. A relocation plan cannot be finalized until our application with our funding sources has been approved, and tax credits and other funding has been allocated and executed. All residents will have an opportunity to have a personal conversation with our relocation consultant, at the appropriate time, which we would not expect to happen prior to August 2009.

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The Housing Authority will continue to comply with all pertinent laws, rules and regulations governing affordable housing, and in particular Fair Housing and relocation laws. We will also be taking direction from the Department of Economic and Community Development and the Connecticut Housing Finance Authority to ensure the fair and legal treatment of our residents throughout this process. Please refer to your brochure that you received from the Housing Authority regarding relocation and your rights.

It is the charge of the Housing Authority to provide safe and affordable housing, and the redevelopment of Allen-O'Neill will ensure that not only will we be able to continue to fulfill our charge, but that the financial viability and the quality of the housing will be better and stronger and for the benefit of all of the residents.

Please feel free to contact the Housing Authority with questions.

Sincerely,

The Commissioners of the Darien Housing Authority